

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Teresa Myers-Thompson,
Debtor

Fay Servicing LLC, as servicer
for Wilmington Trust, National
Association, not in its individual
capacity, but solely as trustee for
MFRA Trust 2014-2
Movant
v.

Teresa Myers-Thompson
Kenneth E. West - Trustee
Respondents

Case No.: 22-11132-mdc

Chapter: 13

Judge: Magdeline D. Coleman

ORDER GRANTING RELIEF FROM THE AUTOMATIC STAY

UPON consideration of the Certification of Default filed by Fay Servicing LLC, as servicer for Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2014-2 dated July 13, 2023 and with good cause therefore, it is

ORDERED the automatic stay, heretofore in effect pursuant to 11 U.S.C. § 362(a), is hereby vacated for cause pursuant to 11 U.S.C. § 362(d)(1) to permit Movant to exercise all rights available to it under applicable law with respect to 303 Crest Park Rd, Philadelphia, PA 19119 and it is further;

ORDERED that in the event this case is converted to a case under any other chapter of the U.S. Bankruptcy Code, this Order will remain in full force and effect; and it is further;

ORDERED that the Movant shall promptly report to the Chapter 13 Trustee any surplus monies realized by any sale of the Property. BY THE COURT:

Date 8/23/2023



MAGDELINE D. COLEMAN
—Bankruptcy Judge